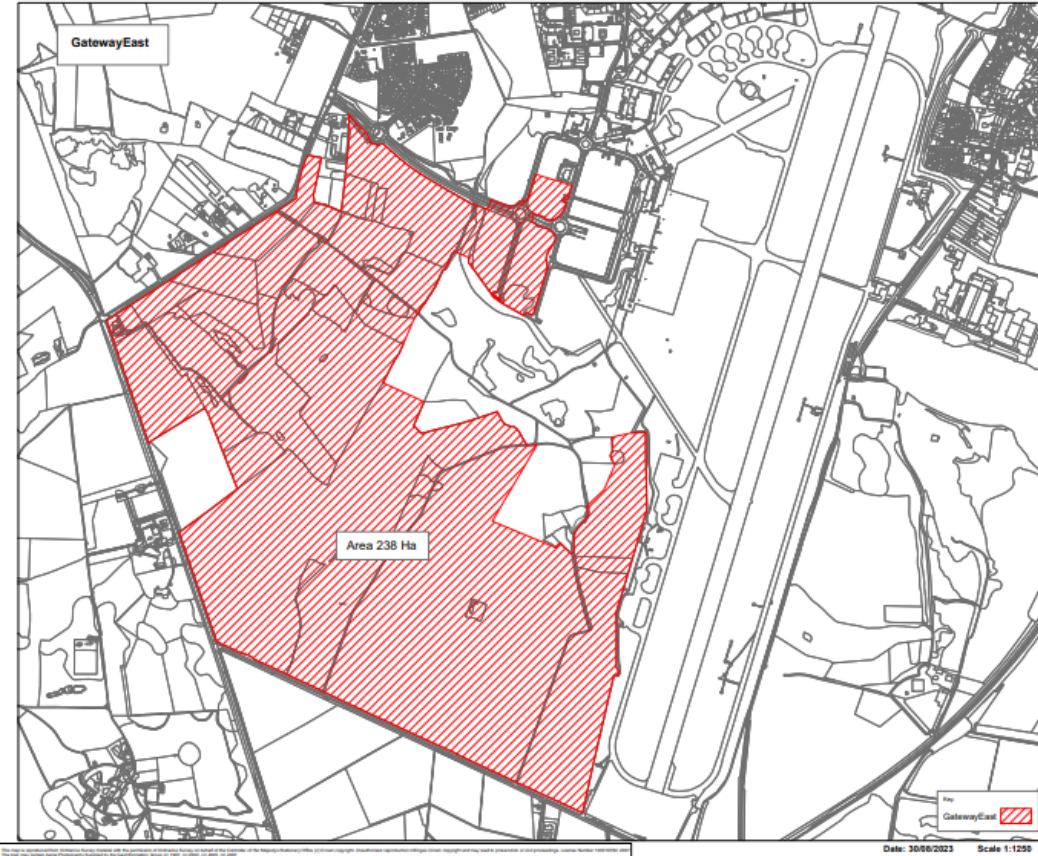
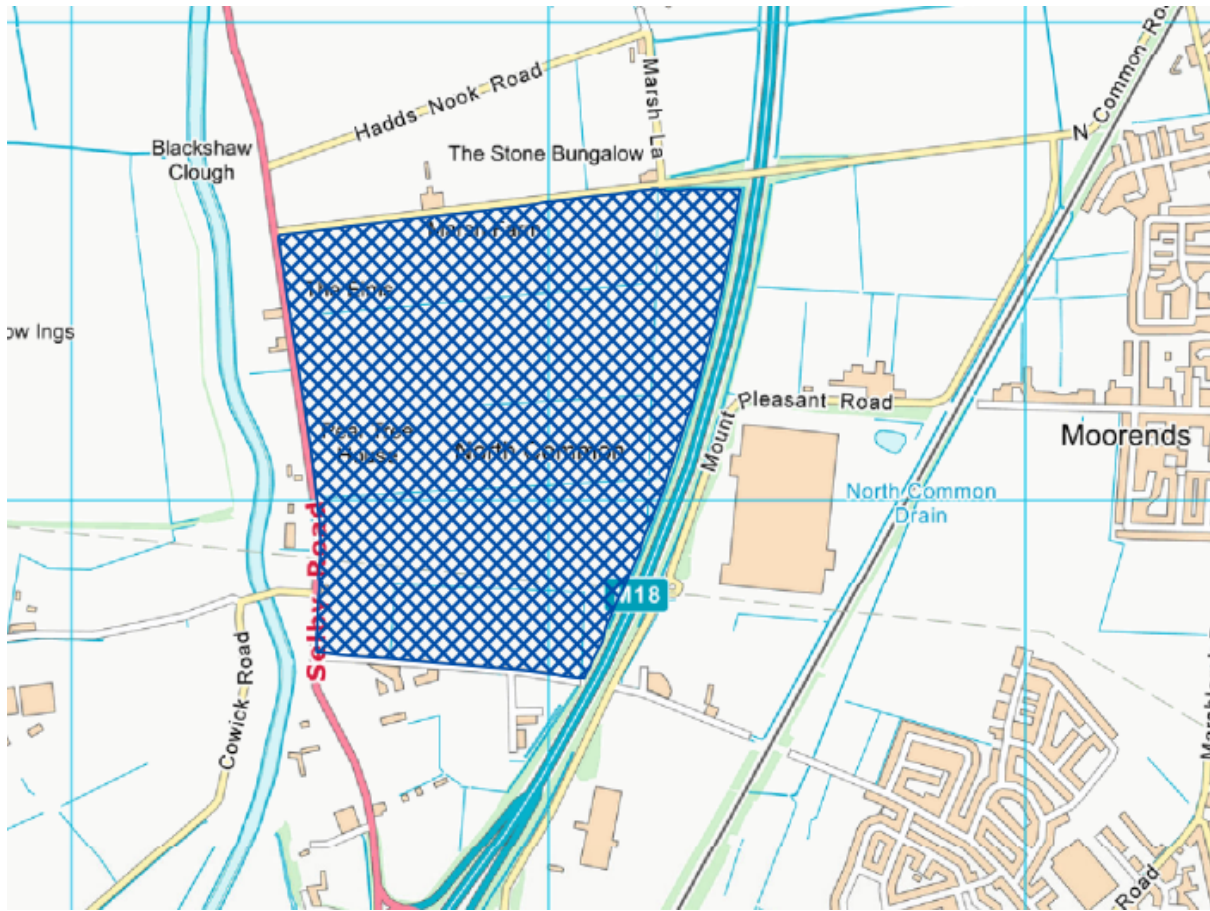


# Annex B – Investment Zone Opportunity Sites Maps

## 1. GatewayEast (238 Ha) (IZ / BRR site)

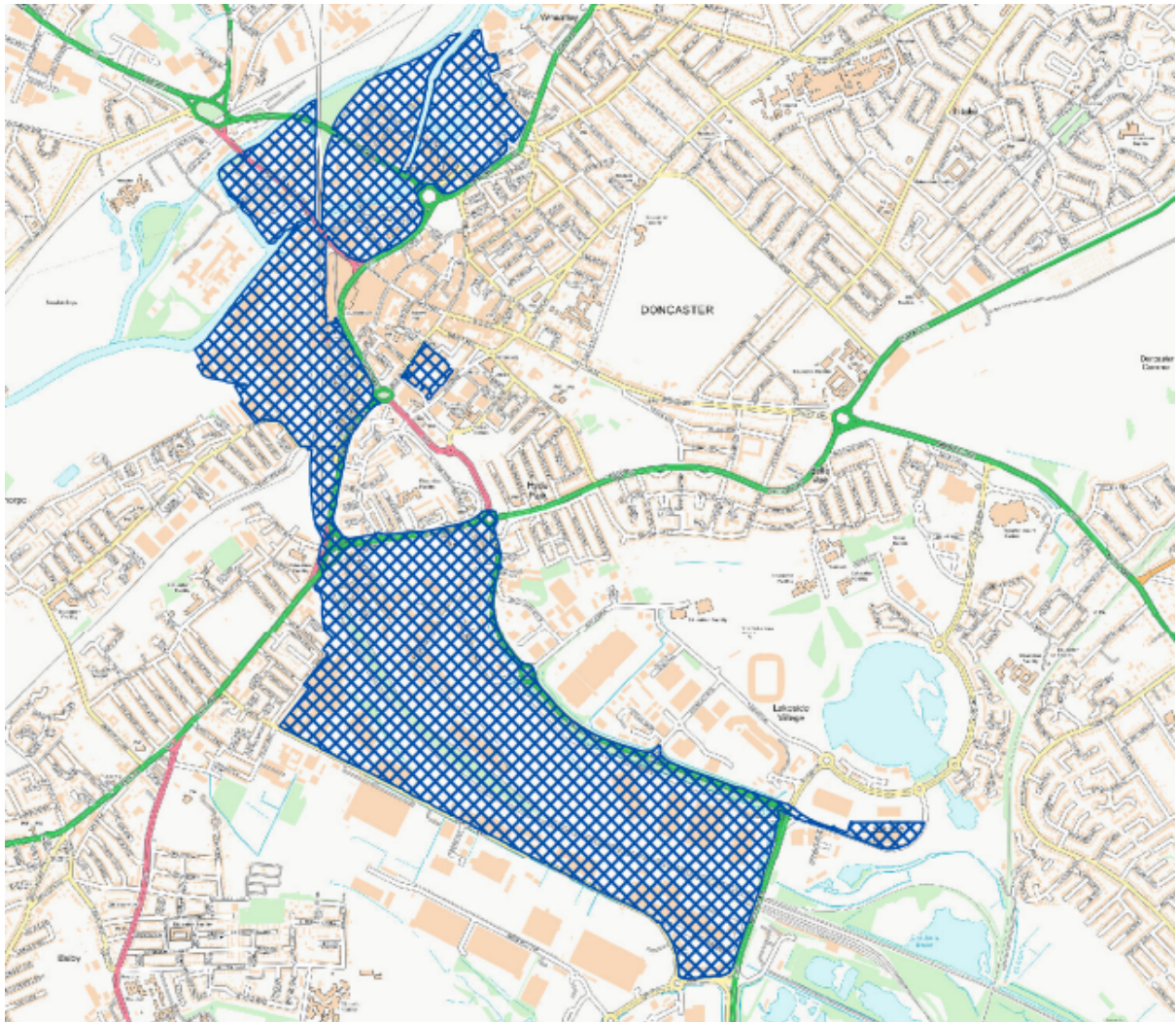


## 2. Thorne North



<b>Total Ha</b>	73.63Ha
<b>Developed Employment Land</b>	0.00Ha
<b>Undeveloped Employment Land</b>	73.63Ha (has planning permission)

### 3. City Centre Corridor



**Total Ha (boundary as drawn)**

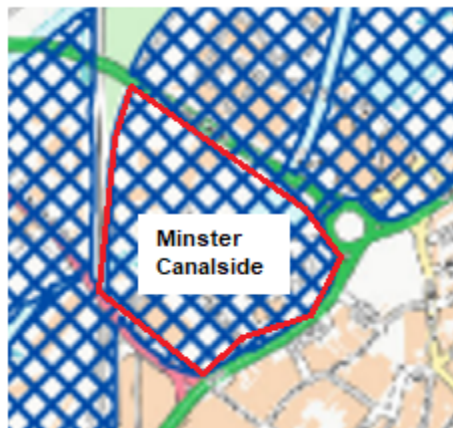
**200Ha**



### 3.1. Waterfront (13.3 Ha)



### 3.2. Minster Canal (12.9 Ha)



### 3.3. Marshgate - Underdeveloped Site (6 Ha)

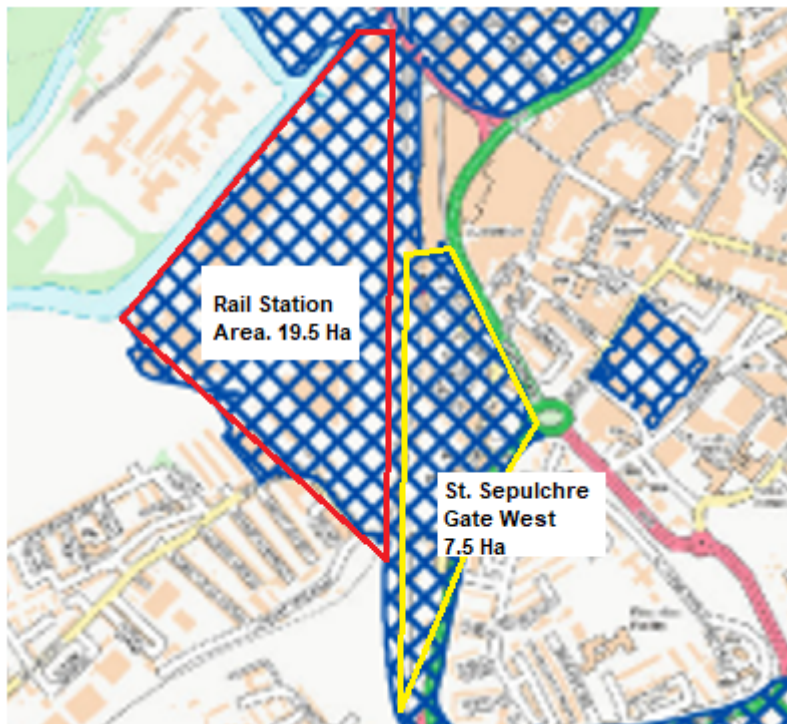


### 3.4. Marshgate – Existing Employment Policy Area (Total 15 Ha)

*Network Rail Offices built here in 2020.*



*Rail Station and St Sepulchre Gate West – Total 27 Ha*

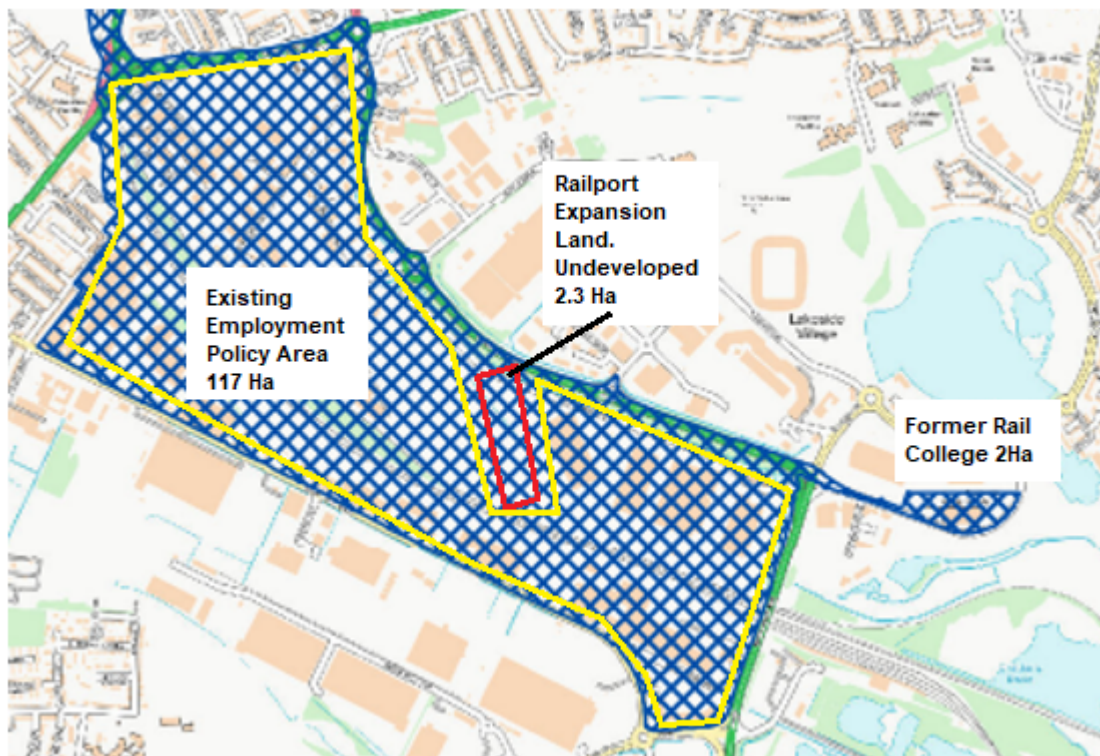


### 3.5. Waterdale (2.5 Ha)



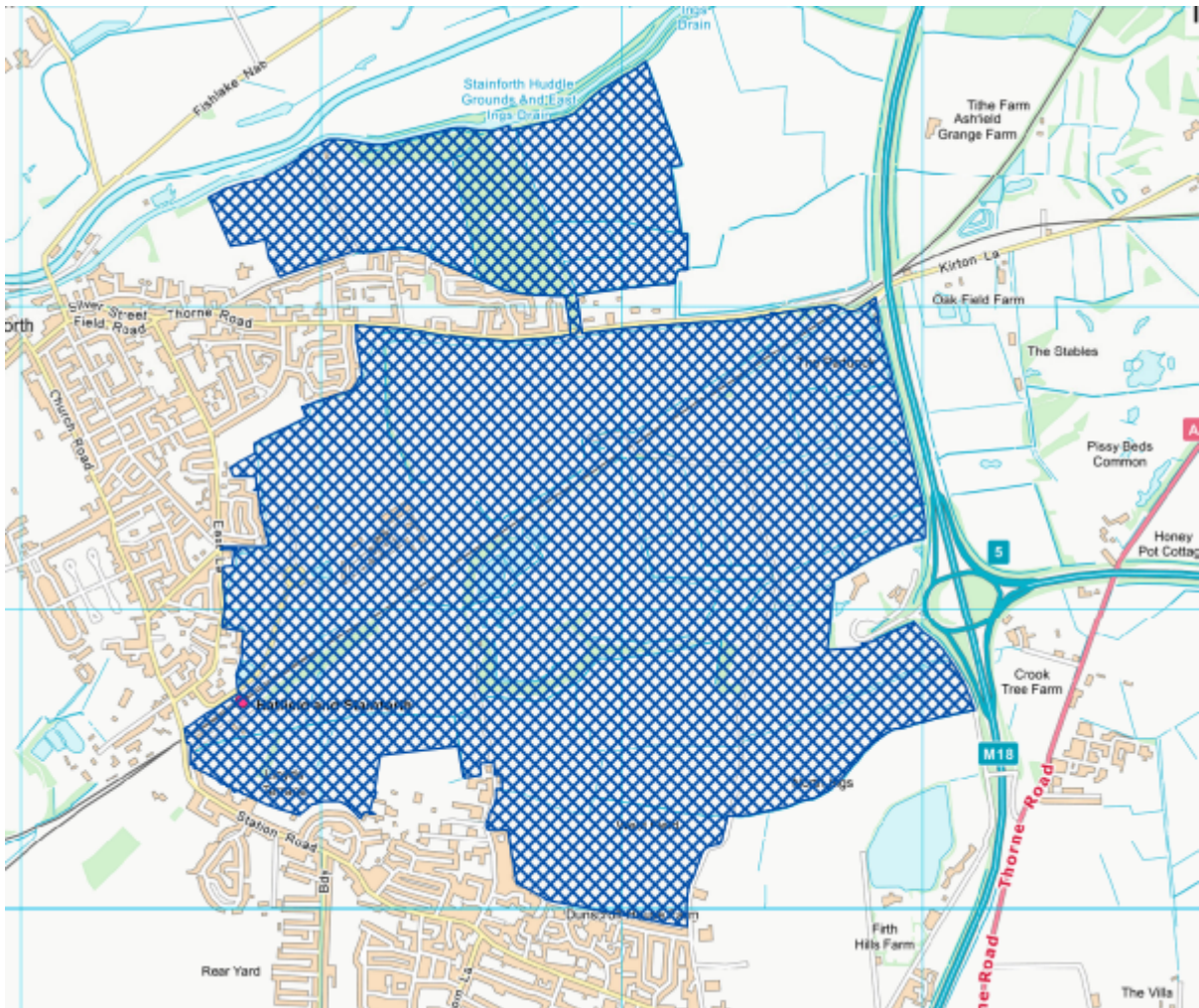
### 3.6. Balby Carr (Total 121 Ha)

Various plots developed in recent years. Several sites have current permissions.





## 4. Unity



<b>Total Ha</b>	428Ha
<b>Developed Employment Land</b>	0.00Ha
<b>Undeveloped Employment Land</b>	92.70Ha (all with planning permission). There is the potential for more employment land to come forward.